## APPRAISAL OF REAL ESTATE IN THE

## ESTATE OF, ELSIE M. TURNER

At the request of W.Jerome Offutt, Attorney, we, Guy A. Creaser and Edward D. Farnsworth, Appraisers did visit the property on June 2,1969 and we, hereby submit the following report,-

Location- 426 Carroll Parkway, Frederick, Frederick County, Maryland.

Lot ---- Fronting on the South side of said street for a distance of 50 feet with an even debth of 150 feet to a 16 feet service alley in the rear.

Said lot is well graded, cement walks, adaquate shade trees and nice shrubbery.

Dwelling- The lot is improved with a one story native stone dwelling with asphelt shingle roof, full sixe basement and floc ed attic.

Floor Plan- The first floor plan consists of reception hall, living room with fire place, center hall, two bed rooms with closets, tile bath room, cabinet kitchen. Floors are oak, walls a c plastered and painted.

The basement is full size and has inside and outside enterances, the floor is cemented and has floor drains, laund y tubs.

The attic has an enclosed stairway from the rear bed room and is floored for storage and is insulated.

Heat ---- Oil fired hot water radiation with hot water hookup. Other improvements,

Covered cement floored side porch, covered cement floored rear porch.

Serviced by Frederick City water and sewerage.

The basement side walls appear to have had some water seepage, but we have been informed that since the rear alley was installed and properly drained this problem has been corrected. The roof-seems to have some slight sagging and the roof covering has been repaired in the past.

The property is located in a very desirable residential location and lends itself only to a small family.

Respectfully Submitted,

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Edward D. Farnsworth

Exhibit 3 Filed June 4, 1969